

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 12th December 2018 - Commencing 11am

ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH THE CATALOGUE, COMMON AUCTION CONDITIONS, SPECIAL CONDITIONS OF SALE AND ALL LEGAL DOCUMENTATION

All Lots are offered subject to the Common Auction Conditions and any individual Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable), which will be attached to the Memorandum of Sale and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the bid price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from Ordnance Survey or other plans.

The deposit required is 10% of the purchase price (or £3,000 whichever is the greater).

An administration fee is payable at the same time as the deposit for each Lot purchased and is on the following scale:

Up to £20,000 = £400 £20,001 to £50,000 = £600 £50,001 - £100,000 = £800 £100,001 and above = £1,000

LOT 78 - 35 QUEEN STREET, HORSHAM, WEST SUSSEX

Revised Special Conditions of Sale, dated 5th December 2018, are available for inspection at the Clerks' Desk.

LOT 86 - LAND NORTH EAST SIDE OF WINDSOR WALK, WEYBRIDGE, SURREY

To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk.

LOT 89 - 36 SYDNEY STREET, BRIGHTON

Planning Permission has been granted by Brighton & Hove City Council, under ref: BH2018/00959, dated 21st November 2018, for the erection of a two storey rear extension and change of use from retail (A1) to mixed use retails and café/juice bar (A1/A3) with the A3 use restricted to the rear extension and first floor area, subject to conditions. A copy of the Planning Consent will be available for inspection at the Clerks' Desk.

LOT 95 - 26 BOSTON ROAD, CROYDON, SURREY

Revised Special Conditions of Sale, dated 6th December 2018, are available for inspection at the Clerks' Desk.

Thank you for attending today's auction If you intend to bid on any of the Lots to be offered in our West Country or Hampshire auctions, the Addendum will be available to download/view on our website the evening before the auction.

Our Next Five Day Auction

Day 1	Monday, 4th February	Essex and North & East London
Day 2	Tuesday, 5th February	Kent & South East London
Day 3	Wednesday, 6th February	Sussex & Surrey
Day 4	Thursday, 7th February	West Country
Day 5	Friday, 8th February	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 7th January